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AGENDA
MANSFIELD PLANNING AND ZONING COMMISSION
Regular Meeting, Monday, May 21, 2007, 7:00 p.m.
Council Chambers, Audrey P. Beck Municipal Building

Minutes: 4/26/07; 5/7/07

Scheduled Business

7:05 p.m. Zoning Agent's Report

- A. Enforcement Update
- B. Update on Hall Site Restoration
- C. Gravel Permit Renewals (June 18th Public Hearing recommended)
- D. Other

7:15 p.m. Public Hearing

- A. **Application to amend the Zoning Regulations; Storrs Center Alliance and Mansfield Downtown Partnership, applicants, File #1256**
- B. **Application to amend the Zoning Map to create a new Storrs Center Special Design District, Storrs Center Alliance and Mansfield Downtown Partnership, applicants, File #1257**

Report from Director of Planning_

Old Business

- 1. **Subdivision Application, Glenn Terrace, Section 5, property at the eastern end of Ellise Road, Girard College Development Fund, o/a, File #750-3** (M.A.D. 6/11/07)
- 2. **Special Permit Application, proposed gravel removal, 1090 Stafford Rd, K. Green, o/a File #1258** (M.A.D. 7/11/07)
- 3. **Special Permit Application, Proposed sale of alcoholic liquor, Sukasame Thai Cuisine, Komkai Sukasame, applicant, 13 Dog Lane, File # 1073** (M.A.D. 7/11/07)
- 4. **Freedom Green Issues:** request for release of escrow funds;
authorization to begin Phase IV.C
Report from Director of Planning
- 5. **Modification Request, Proposed deck for Stonewall Tavern, 847 Stafford Rd, File #595**
Report from Director of Planning
- 6. **UConn Draft Watershed and Wastewater Master Plan**
Report from Director of Planning

7. **Discussion: Zoning for Pleasant Valley Road area** (between Mansfield City Rd & Mansfield Ave)
8. **Potential Revisions to PZC/IWA Fee schedule**
(Awaiting staff report)
9. **Presentation by Paula Stahl from the Green Valley Institute on Open Space Subdivisions**
(Rescheduled for June 18th)
10. **Other**

New Business

1. **Request for increase in occupancy at Thirsty Dog Pub and Grill, 134 N. Eagleville Rd, File # 930-2**
Report from Zoning Agent
2. **Other**

Reports from Officers and Committees

1. Chairman's Report
2. Regional Planning Commission
3. Regulatory Review Committee
4. Other

Communications and Bills

1. Invitation to Thursday, May 31st Workshop in Mansfield on "Keeping Horses in Residential Areas"
2. 4/23/07 and 5/14/07 Town Manager's Report
3. Updated Walkway Priority List
4. Spring 2007 CFPZA quarterly newsletter
5. Spring 2007 update: UConn enrollments, On Campus Residents
6. Coventry Referrals Re: Proposed revisions to the Zoning and Subdivision Regulations (no response considered necessary by Director of Planning)
7. Other